



**58 Greek Street, Soho, London W1D 3DY**

**Location**

The premises occupy a prominent location on Greek Street, close to the junction with Soho Square. Soho has a vibrant late night market, benefits from a high footfall of office workers, tourists and residents and is a popular 7-day trading location. Local operators include Simmons Bar, 68 and Boston, Be At One, Pillars of Hercules, the new Noble Rot and Corbin & King’s new seafood restaurant Manzi’s.

For a better understanding of the location please review [Google Street View](#)

**Description**

The premises are arranged over ground floor and basement and has recently been refurbished to a high standard. The ground floor provides 34 covers and an open plan kitchen. The basement comprises 32 covers, bar with beer cellar, storage and WC’s. There are 4 covers externally, which are held on a licence.

We understand the approximate Gross Internal Area to be:

Ground Floor	39 sq m	418 sq ft
Basement	48 sq m	515 sq ft
Total	87 sq m	933 sq ft

**Tenure**

The premises are held on a term of 12 years from September 2012 at a passing rent of £58,000 pax, subject to 4 yearly rent reviews. The lease is held inside the L&T 1954 Act.

**Premium**

Premium offers in the region of £175,000 are sought for the benefit of the leasehold interest, premises licence and fixtures and fittings in situ.

**Planning and Licensing**

The premises benefits from A3 restaurant use. The premises benefit from a licence allowing the sale of alcohol as follows:

Monday to Thursday	12.00pm to 11.30pm
Friday to Saturday	12.00pm to 12.00am
Sunday	12.00pm to 10.30pm

**Further Details**

An EPC has been commissioned and can be arranged upon request. Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable, and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent Davis Coffey Lyons: [dcl.co.uk](http://dcl.co.uk)

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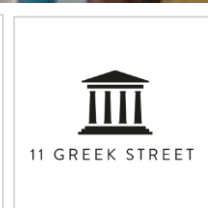
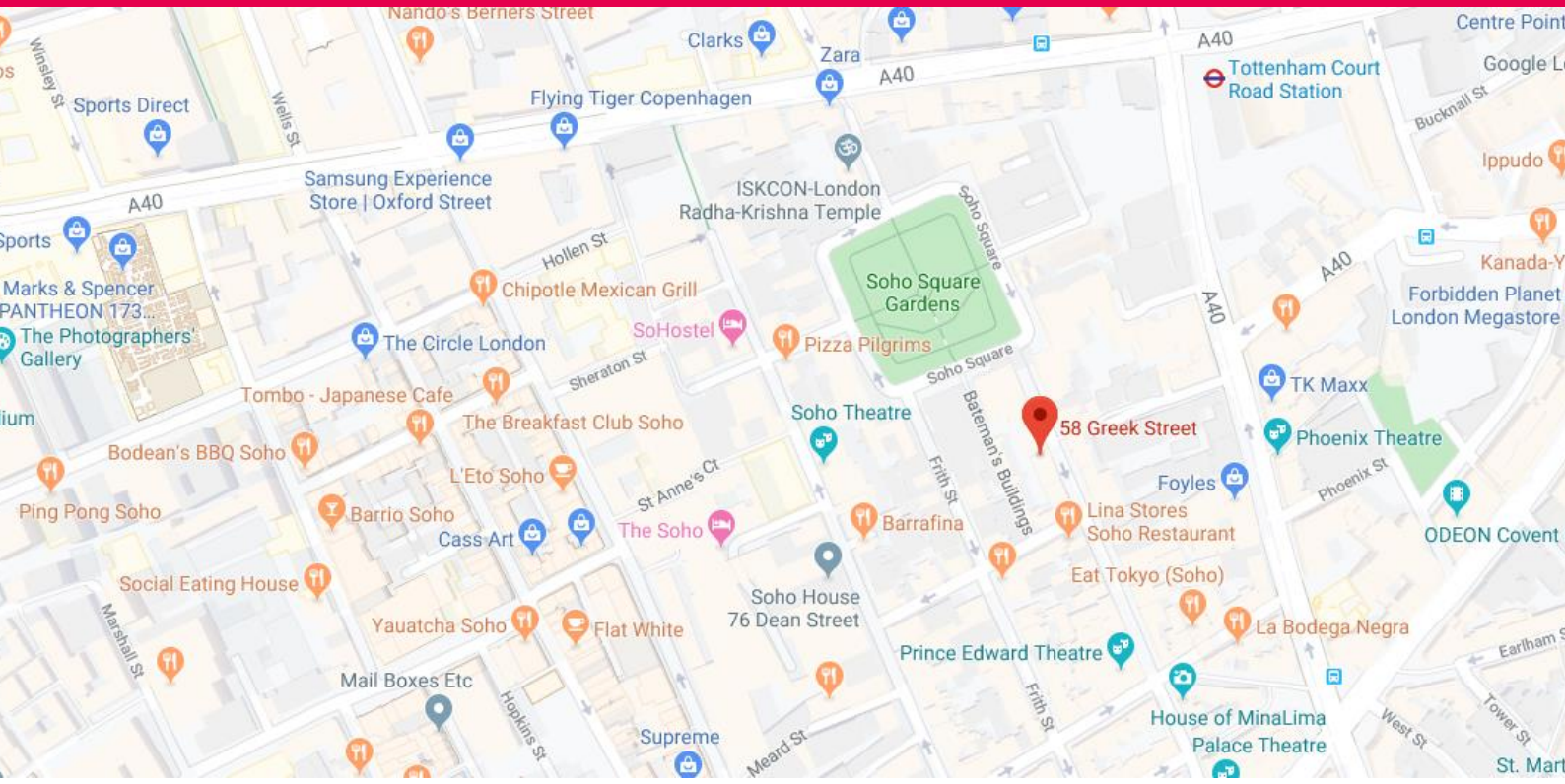




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